

**RE: GRAYHAWK COMMUNITY PARK**

**Public Meeting #2**

**DATE:** September 19, 2006

**LOCATION:** Grayhawk Boys & Girls Club Gymnasium

**MEETING NOTES:**

1. Judy Weiss and Erin Walsh, City of Scottsdale, began the meeting with an overall summary of the Grayhawk Park project. This was the second public meeting for the Grayhawk Park project. The first meeting was back in March 2006. Since that time the Olsson Associates Design Team has been selected and they have been working on revising the 1999 Grayhawk Master Plan document based on the following programming needs as determined by the City of Scottsdale.

1. Lighted Adult Softball / Youth Baseball fields (3 to 4) minimum 325' regulation outfield.
2. Dog Park with Off-Leash area (passive/aggressive separation areas) Minimum 3 acres.
3. Basketball Courts
4. Playground Areas
5. Maintenance Facility

2. Judy turned the presentation over to Jeff Kratzke, Olsson Associates, to speak about the overall design process. Jeff began with a brief overview of the existing conditions pertaining to the Grayhawk Park Site. The park site is surrounded by a mixed use of existing commercial, office, and residential use areas. Two main stretches of roadway surround both the northwest and northeast/east site boundary. Thompson Peak Parkway is an existing roadway that borders the northwest park area. The Offices at Grayhawk is an existing office park site fronting the park sites northwest side along the westside of Thompson Peak Parkway. There is an existing at grade drainage crossing underneath Thompson Peak Parkway that continues on to the Grayhawk Park Site. This existing drainage corridor within the park site conveys water to the southeast. Another at grade drainage crossing has been constructed as a part of the Hayden Road construction project, but is currently buried until the drainage channel improvements are to be constructed within the park site. East of the drainage corridor is an existing overhead electrical power line corridor. The power line corridor limits the types of amenities we can construct mainly buildings/vertical construction. Hayden Road acts as the northeast/east site boundary. An existing median cut has been made within Hayden Road to provide future access to the Grayhawk Park site. A recently constructed commercial development, Hayden Peak Crossing, as well as a single family residential development named Talon exist along the east side of Hayden Road. The southern border is currently native desert, but is zoned for site commercial development. A Multi-family residential development named The Edge exists along the west border of the park site. The facility this meeting is currently being held, the Grayhawk Boys & Girls Club is situated within the park site. A community center has been planned for this site, but will be a part of the Grayhawk Park Phase 2 design and construction.

3. Jeff addressed the changes between the past and present Master Plans. The main changes made from the 1999 Master Plan to the current Master Plan include the addition of two baseball fields completing the pinwheel as well as the relocation of the playground and basketball court areas.

4. Question/Answer session:

**a. How many parking spaces currently exist for the Boys & Girls club facility and how many are proposed for future development?**

Jeff explained that this information could be retrieved from file prior to the end of the meeting and be available to answer this question.

Information shared after the formal presentation with those who were interested: Currently the Boys & Girls club has 103 parking spaces + 5 accessible parking spaces = 108 total. Area adjacent to the Off-Leash Facility = 167; West Parking Area Expansion = 111; Phase II Parking Area = 153.

**b. Pedestrian access from the Dog Park area across the drainage channel to the baseball fields. Is there going to be a bridge crossing at the channel area, safety concern when there is water in the wash?**

Judy reiterated that the park budget is \$4.9 million and although that is a lot of money due to the cost of construction we are unable to build everything. With that said the budget is limited and a pedestrian bridge would be a significant cost to the project. Safety is always a concern with everything we do and we will continue to evaluate and incorporate safety into the design process. Jeff Kratzke added that there will be opportunities to identify areas for a multiuse trail/pathway to cross the drainage channel.

**c. Is there anyway to incorporate any of the phase 2 parking into the phase 1 construction? There is a big concern that there will not be enough parking available for the Boys & Girls club.**

Jeff said there is a possibility to provide for parking expansion in the power easement area. The parking will be based on similar parks, City of Scottsdale codes as well as trip generation data based on the types of facilities located in the park.

**d. Does the existing parking lot belong to the Boys & Girls Club? Currently the parking lot can reach capacity from just the Boys & Girls Club activities, adding 4 baseball fields would definitely cause major traffic/parking problems.**

Judy responded that there would be coordination with the City of Scottsdale and the Boys & Girls club during park events.

**e. Safety is another concern regarding people parking at the shopping center parking lots and then having pedestrians cross Thompson Peak Parkway to get to the park.**

Judy stated that safety is always a concern with the parks department and we will have to rely on park staff and parents to help with monitoring the park area during use.

**f. There is a safety issue regarding the open space area near the Thompson Peak Medical Center area that requires walls and separation from the streets. How do you plan to ensure safety separation of the park area from Thompson Peak Parkway and Hayden Road?**

Judy stated that again, we will have to look to park staff and parents to help during events that may result in a larger amount of park users. We have a large area for the park and we would not typically fence the entire park perimeter.

**g. The amenities seem very similar to existing park areas within the Grayhawk area. Since Grayhawk is landlocked the amount of park opportunities is limited and we need to make sure we add different amenities when we have the chance. There are 918 homes without access to a pool or aquatic center. Perhaps a water park/splash pad could be added instead of the basketball courts? We have volleyball courts at another Park site within Grayhawk that do not get used.**

Judy informed the crowd that in approximately 2 to 3 months a \$14.5 million dollar aquatic facility in McDowell Mountain Ranch will be completed. This will be the fourth public pool/aquatic center for the City of Scottsdale. The pool is open to the public and will have a staff and offer swimming classes for all ages. Certainly a splash pad in lieu of the basketball courts could be evaluated, but a water facility does require staff during operations and staff would require a building/office.

**h. Pete a resident from the Grayhawk Retreat Community did not get notice of this public meeting until today via email. Lighting is a major concern of several residents within the Retreat Community. The RVA (Retreat Villas Area) Homeowners association has identified the area as an Environmentally Sensitive Area and lighting levels are apart of the Grayhawk natural environment. The sports lights that are apart of the CAP Basin project (Hayden Road and Bell Road) are 80 ft high and do have some spill**

**glare when lit. The soccer fields at the CAP Basin project have been excavated 30 ft below existing grade and this helps reduce the view of the lights and poles. Could the baseball fields at Grayhawk Park could be excavated 30 ft below grade to help reduce the pole height of the sports lighting? Are the lights manually activated, or will there be a scheduled time range controlled by the City of Scottsdale? What will be the hours of operation for the lights? The commercial development within Grayhawk has height restrictions on the buildings of 36 ft for the roofline; would the pole height be considered under that same restriction?**

Judy responded that this park will likely be using the MUSCO green system which is the best shield/glare resistant sports lighting system on the market today. The CAP Basin project uses this MUSCO green system and Judy is willing to meet anyone out at that facility go over specifics and see first hand the capabilities of the lighting system. The lighting is so specific that the City can control the amount of spill from the field of play. The City of Scottsdale can control the lighting system remotely via cell phones and computers. The lights would be on from 6pm or 7pm at night (depending on time of year) until 10:30pm. The reason the sport light poles are 30 ft depressed at the CAP Basin soccer complex is because it is a flood retention basin. The area was dirt and depressed and is being used as parking for the FBR Open at the TPC golf course. The City of Scottsdale saw this as an opportunity to create a multi-field turf soccer complex.

**i. The Cal Ripken youth baseball league consists of children ranging from 4 to 12 years of age. The coaches are volunteers and since they are volunteering they have to find the time to be available for practice and games. Unfortunately the parents who are volunteering are unable to have practice in the afternoons due to their careers. The practices are at nights, but at the same time due to the ages of the children and the season coinciding with the school year we cannot keep the children past 8:30 – 9pm at night.**

**j. The Grayhawk community needs to protect its dark skies; the design needs to look at depressing the field areas, adding berming, adding trees to create a perimeter to help reduce the light spill. Can this be done?**

Jeff explained that conceptually this could be done, although not to a depth similar to the CAP Basin. There are costs associated depressing fields and both grading and drainage issues to be addressed. Typically the goal during the design process is to balance the earthwork for the site due to the construction cost associated with an import or export of dirt.

**k. Multiuse fields are very critical to the Grayhawk community. The baseball fields will provide the best configuration for multiuse field layout. Football, soccer, lacrosse will utilize the grass outfields. Lights need to remain a part of these fields, (very critical to construct fields with lights).**

**l. What types of activities will occur at the maintenance facility? How many staff will be working out of the maintenance facility building? What kind of traffic will be coming in and out of the maintenance facility on a daily basis?**

Judy responded that the maintenance facility will store materials, an EZ-GO golf cart type vehicle, maybe a pickup truck. The maintenance building will not be a high traffic area. Workers will check in and use the office space for layout use, etc. All the City of Scottsdale mowing is contracted out to private companies. The maintenance facility will provide enough area for 8 to 10 workers at a maximum. The maintenance facility will provide maintenance for north Scottsdale parks.

**m. What types of trees / plants will be used in the park? Will you be using native plants or pines as shown on the computer model? Will there be a heavy tree planting along the perimeter of the park to help diminish the sports field lighting? Concern regarding safety of tree layout creating very dark pocket areas once the sports lighting goes out.**

Jeff spoke about how the tree planting will focus on native species as well as adhering to the Grayhawk character design standards/guidelines. Safety will be evaluated during the planting design. Judy also added that City of Scottsdale Police will be involved with the design review process and evaluate areas they believe would cause concern.

**n. What is the possibility to flip the location of the dog park area and the dog area parking lot? Wouldn't this help create a closer access point from the dog area parking lot to the baseball fields?**

Jeff responded that the median cut within Hayden is directing where the parking lot access will come from. The location of the dog park will continue to be looked at and evaluated. The access for the parking lot will have to remain as shown along Hayden Road.

**o. Could the northwest baseball field be reduced to a youth field to allow for the basketball courts be closer to the Boys & Girls club parking lot. There is a high demand for basketball courts at the Boys & Girls club. The indoor gym at the Boys & Girls club does have 6 basketball hoops, but the gym also is programmed for different activities due to its open indoor space. Having outdoor basketball courts close to the Boys & Girls club would help with the high demand for basketball.**

Judy mentioned that again the master plan will continue to evaluate the options for the location of the program elements. Erin also interjected by reminding the attendees to fill out comments and that is the best way to be heard.

**p. There is a safety concern with the location of the proposed playground. The previous master plan had the playground closer to the buildings. There is a concern regarding children running into the light poles.**

**q. Will there be separate areas for small and large dogs? There is a concern with having the location of the dog park directly underneath the existing power lines. Could the dog park be moved to the other side of the park?**

Yes, there will be two separate areas for both large and small dogs. The designers will continue to evaluate the location of the dog park, but the dog needs to be on a leash from the parking lot until you are inside the dog park area.

5. The next steps will be as follows...

1. The City of Scottsdale has begun the interview process for the selection of the construction contractor. This project will be at Construction Management at Risk which will entail the contractor working with the designer to help develop a better idea for the cost of construction. The contractor will be able to provide real time costs along with the best construction method which can result in a better cost for the overall project.

2. The Master Plan will need to be amended and approved by City Council. The next public meeting will be in November and will show the results from tonight's discussion. Not all the changes will happen, but some will be picked up and implemented into the Master Plan.

The budget for the Grayhawk phase 1 construction is \$4.9 million and this money is available and has been set aside for this project. The project is fully funded. There is a possibility that tree salvage and early construction activities could begin by spring 2007.